

Document #5476

3/26/92

Doc. # 5476
ADOPTED 3/26/92

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS SE-13 AND RR-32
SOUTH END URBAN RENEWAL AREA PROJECT
NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Renewal Area Project No. MASS. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the YouthBuild Boston, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SE-13 and RR-32 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the YouthBuild Boston, Inc. be, and hereby is, tentatively designated as Redeveloper of Disposition Parcels SE-13 and RR-32 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development; and
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended; and
- (c) Submission within Three-Hundred Sixty (360) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels SE-13 and RR-32 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized to execute and deliver a License Agreement with YouthBuild Boston, Inc. for early entry to Parcel SE-13 for the purpose of emergency repairs. Furthermore, said License shall include the provision that the Authority shall be named as additional insured, as well as incorporated the Authority's usual requirements. Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensee's use of the premises and all emergency repairs shall be Licensee's expense. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

CORNER OF WASHINGTON STREET
AND
EAST LENOX STREET

RR-32

SE-13



LICENSE AGREEMENT
BY AND BETWEEN
BOSTON REDEVELOPMENT AUTHORITY
AND
YOUTHBUILD BOSTON, INC.

This Agreement (the "Agreement") is made as of the _____ day of _____, 1991, by and between the Boston Redevelopment Authority (the "Authority" and the "Licensor"), a public body, politic and corporate, created and existing pursuant to Chapter 121B of the Massachusetts General Laws, as amended, and Youthbuild Boston, Inc., place of business at 10 Putnam Street, Boston, Massachusetts (the "Redeveloper" and the "Licensee").

WITNESSETH

WHEREAS, the Authority adopted a resolution (the "Resolution") on tentative designating the Licensee as the Redeveloper of an existing building located at 1900 Washington Street (the "Building") which constitutes Reuse Parcels SE-13 and RR-32 of the South End Urban Renewal Area, Project No. Mass. R-56, subject to the terms and conditions stated therein (copies of the Board Memorandum ("Board Memorandum") and the Resolution are attached hereto as Exhibit "A" and made a part hereof); and

WHEREAS, Section 5 of said Resolution authorized the Director of the Authority to execute with the Redeveloper a License Agreement for the purpose of early entry into the Building to stabilize the structure, as hereinafter set forth, and this Agreement is the License Agreement contemplated by said Section 5 of the Resolution.

NOW, THEREFORE, in consideration of these presents and for other good and valuable consideration, it is hereby agreed as follows:

1. This Agreement shall commence from the date hereof and shall continue in force and effect until terminated either, by notice at any time for cause from the Licensor which shall state the date of termination and the Licensee shall vacate the Building by said date, or in the event of final designation of the Licensee as the Redeveloper of the Building, on the date an appropriate Land Disposition Agreement, Deed and related instruments are executed respectively with and by the Authority, whichever occurs first. Notwithstanding such termination, the Licensee shall remain liable for all obligations theretofore accrued by it

hereunder and the obligations of the Licensee under Paragraphs 3, 4, 5, 6, 7, 8 and 10 shall survive the termination of the Agreement, but otherwise the Licensee's obligations shall not survive termination. For purposes of this Paragraph the term "for cause" shall mean failure by the Licensee, on a timely basis, to comply with the requirements of Section 1(c), (i), (ii), (iii) and (iv) of the Resolution or the terms and conditions of this Agreement.

2. The Licensor shall make available the Building in its then condition, "as is", it being agreed that, during the period of this Agreement, the Licensee shall have the opportunity to examine the same in all respects. The Licensor has made no representations or warranties of any kind with respect to such condition and it shall have no obligation to do any work on or with respect to the Building, or the respective condition thereof.
3. The Licensee immediately after submission to the Licensor of the evidence of insurance required by Paragraph 9 and the security required by Paragraph 5 hereof, shall be authorized to enter and inspect the Building and undertake such tests, surveys and examinations as it determines, and perform whatever work that shall be necessary to insure the structural stability of the Building as required by the Inspectional Services Department of the City of Boston ("ISD"), subject to the following procedure. Within seven (7) business days after submission of evidence of insurance, the Licensee shall submit a work program together with the results of all tests, surveys and examinations, if any, to the Licensor for approval and shall complete such work to the satisfaction of the Licensor within fifteen (15) business days of receipt of such approval, unless the completion date is extended and approval of any requests by the Licensee for extension of the completion date shall not be unreasonably withheld. If the Licensor disapproves the work program on the basis that additional work is required to adequately stabilize the Building and upon notice thereof to the Licensee, it declines to perform such additional work for any reason, the Licensor may at its option by notice terminate this Agreement and revoke the tentative designation. The Licensor shall have the right to review all aspects of the work performed hereunder in order to insure that such work is undertaken in a manner and to the extent consistent with the obligations of the Licensee under this Paragraph and Paragraph 4 below.
4. The Licensee, after completion of the work referred to in Paragraph 3 above to the satisfaction of both ISD and the Licensor, shall periodically inspect the Building to ascertain its then condition and keep the Licensor fully and currently advised of such condition or any changes therein. If at any time during the period of this Agreement, the Licensor determines that further work is needed to remedy code violations as determined by ISD or otherwise, and it by notice requires the Licensee to complete such work within a reasonable time, the Licensee shall not unreasonably withhold its agreement to perform such work, otherwise failure to comply therewith to the satisfaction of the Licensor shall

constitute cause for termination of this Agreement and revocation of the tentative designation.

5. Notwithstanding any statement in the Board Memorandum to the contrary, the Licensee shall submit to the Licensor a Letter of Credit or such other security satisfactory to the Licensor to guarantee the Licensee's performance of the obligations under Paragraphs 3 and 4 hereof.
6. The Licensee agrees to undertake reasonable measures to secure the Building in order to prevent unauthorized entry, including but not limited to installing barriers or locks on all entrances and exits and placing appropriate barriers on all windows or other measures satisfactory to the Licensor.
7. The Licensee agrees that all tests, surveys and examinations undertaken by it, all work done by it for or with respect to the Building or any part thereof and the measures undertaken to secure the Building and stabilize the structure shall be at its sole cost and expense without liability to the Licensor and in this regard the Licensor shall not be obligated to reimburse the Licensee, its employees, agents, contractors and/or sub-contractors for any funds expended, that the same shall be undertaken in compliance with all applicable laws and regulations, and that the Licensee shall have the responsibility to secure all required permits and approvals for such work.
8. The Licensee hereby agrees to defend, indemnify and hold harmless the Licensor, its members, officers and employees from and against all actions, claims, costs, fees, expenses, liabilities and damages (including attorneys fees and costs of investigation and litigation) whatsoever which may be incurred or for which liability may be asserted as a result of any activities undertaken by or for the Licensee in its implementation of this Agreement or its work with respect to the Building. The Licensor shall give notice to the Licensee of any such actions, claims, costs, fees, expenses, liabilities or damages.
9. a. Before entering the Building or commencing work the Licensee shall submit copies of its Workmen's Compensation and Manufacturers' and Contractors' Public Liability Insurance policies to the Licensor or other evidence of insurance. It shall similarly submit its contractor's and/or sub-contractors' policies of similar insurance before each commences work. Such insurance shall be carried with financially responsible insurance companies, licensed in the State and shall be kept in force until the Licensee's work is completed to the satisfaction of the Licensor. Contracts of insurance (covering all operations under this Agreement) which expire before the Licensee's work is completed to the satisfaction of the Licensor shall be renewed. Failure to maintain the insurance coverage required here-under shall be a breach of this Agreement and the Licensor shall have the right in addition to any other remedy to terminate this Agreement

and revoke the tentative designation. For purposes of this Paragraph the term "evidence of insurance" shall mean certificates of insurance where the Licenser is named as the certificate holder.

- b. The Licensee shall carry or require that there be carried Workmen's Compensation Insurance for all its employees and those of its contractors and/or sub-contractors engaged in work at the Building, in accordance with the State Workmen's Compensation Laws. The Licensee shall give written or printed notice to all persons under contract of hire with it and to every person with whom it is about to enter into a contract of hire, that it has provided for payment to injured employees by insuring as provided under Chapter 152 of the Massachusetts General Laws. The foregoing shall also apply to contractors and sub-contractors. The form of notice to be posted is prescribed by the Department of Industrial Accidents of the Commonwealth of Massachusetts.
 - c. The Licensee shall carry or require that there be carried Comprehensive Public Liability Insurance with limits of Five Hundred Thousand (\$500,000) Dollars for injury or death to one person and One Million (\$1,000,000) Dollars for injury or death to more than one person in a single accident, to protect the Licensee and its contractors or sub-contractors against claims due to accidents which may occur or result from operations under this Agreement. Such insurance shall cover the use of all equipment, hoists, motor vehicles or hauling materials or debris from the same. The Licenser shall be named as co-insured on such policy.
 - d. The Licensee shall carry, during the life of this Agreement, Comprehensive Property Damage Liability Insurance providing for a limit of not less than Five Hundred Thousand (\$500,000) Dollars for all damages arising out of injury to or destruction of property in any one accident and subject to that limit per accident, a total (or aggregate) limit of not less than One Million (\$1,000,000) Dollars for all damages arising out of injury to or destruction of property. The Licenser shall be named as co-insured on such policy.
10. The Licensee agrees that upon termination of this Agreement in accordance with Paragraph 1 hereof, other than for final designation, it shall vacate the Building and remove all rubbish, debris and non-indigenous material which was placed thereon by said Licensee or its contractors, and/or sub-contractors during the period hereof, and shall restore or remedy any damage to the Building resulting from its tests, surveys or examinations thereof or any of its work.
11. The Licensee shall not discriminate in its hiring practices nor will it allow any of its employees, agents, contractors and/or sub-contractors to discriminate upon the basis of race, color, sex, religion or national origin in regard to its activities and work required hereunder.

12. a. Time is of the essence in the performance of this Agreement, and the parties hereto shall diligently, promptly and punctually perform the obligations required to be performed by each of them and shall diligently, promptly and punctually fulfill the conditions applicable to each of them.
- b. The waiver by the Licensor or any breach of any term or condition herein contained shall not be deemed to be a waiver or any subsequent breach of the same or any other term or condition herein contained.
- c. If any term or provisions of this Agreement, or the application thereof to any person or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- d. No member, officer or employee of the Licensor shall be personally liable to the Licensee in the event of any default or breach by the Licensor or for any amount which may become due to the Licensee or on any obligation under the terms of this Agreement.
- e. Whenever under this Agreement, notices, approvals, submittals, satisfactions, requests or waivers are required or permitted the same shall be effective and valid only when given in writing signed by a duly authorized officer or person of the respective parties.

Any notice, approval, submittal, satisfaction, request or waiver required or desired to be given pursuant to this Agreement, shall be in writing and shall be personally served or, in lieu of personal service, by depositing same in the United States mail, postage prepaid, certified or registered mail. If addressed to the Licensor, its address is:

Theodore S. Chandler, Acting Director
Boston Redevelopment Authority
1 City Hall Square / 9th Floor
Boston, Massachusetts 02201

copy to:

Robert McGilvray, Director of Rehabilitation
Boston Redevelopment Authority
1 City Hall Square / 9th Floor
Boston, Massachusetts 02201

and if addressed to the Licensee, its address is:

Ms. Jackie Gelb
Youthbuild Boston, Inc.
10 Putnam Street
Boston, MA 02118

Either party may change its respective address by given written notice to the other in accordance with the provisions hereof.

- f. Nothing herein shall constitute the relation between the parties hereto to be other than an independent one, it being their intent that this Agreement shall not constitute a partnership or a joint venture.
- g. In its discretion, the Licensor may waive conditions herein contained to be performed by the Licensee for its benefit.
- h. The Licensee may not assign any of its rights or obligations here-under without the prior approval of the Licensor.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed, sealed and delivered as of the date first above written.

Approved as to form:

BOSTON REDEVELOPMENT AUTHORITY

Robert F. McNeil
Chief General Counsel
Boston Redevelopment Authority

Theodore S. Chandler, Acting Director

YOUTHBUILD BOSTON, INC.

Jackie Gelb, Director

MEMORANDUM

MARCH 26, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR
FOR NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT MCGILVRAY, CHIEF OF REHABILITATION

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56:
TENTATIVE DESIGNATION AND EARLY ENTRY LICENSE FOR
PARCEL SE-13, 1900 WASHINGTON STREET AND PARCEL RR-32
1886 WASHINGTON STREET

SUMMARY: This memorandum requests tentative designation of YouthBuild Boston, Inc. as redeveloper of the vacant building located at 1900 Washington Street, and the vacant land located at 1886 Washington Street in the South End Urban Renewal Area. It is also requested that the BRA grant permission for early entry for the purpose of stabilizing the vacant structure at 1900 Washington Street.

Parcel SE-13 is a vacant, five story bow front masonry building at 1900 Washington Street in the South End. The structure is located on an "L" shaped lot containing 2,800 square feet of area. The building contains approximately 5,000 square feet of area, plus the basement.

Parcel RR-32, at 1886 Washington Street, is a vacant lot containing approximately 5,000 square feet of area at the corner of East Lenox and Washington Streets. Both parcels are shown on the attached map.

This past summer, development interest was expressed by YouthBuild Boston, Inc. (YouthBuild) of 10 Putnam Street in Boston. YouthBuild is a new program to train unemployed high school drop-outs in renovating vacant buildings as affordable housing.

On July 18, 1991, the BRA voted to advertise the vacant building and adjacent vacant land for development, in compliance with M.G.L. Chapter 30B. Only one development proposal was received on October 15, 1991.

YouthBuild proposes to develop the structure at 1900 Washington Street into its Program Operations Center, (including an Educational Facility and Training Center) and a Lodging House for Trainees. The vacant land at 1886 Washington Street will be used as a landscaped parking area for 1900 Washington Street.

YouthBuild has the support (see attached letters) from the United Neighbors of Lower Roxbury, United South End Settlements, South End Neighborhood Action Program, Coordination Committee of the South End/Lower Roxbury Housing and Planning Coalition, Roxbury Neighborhood Council and Emmanuel House.

The developer has agreed to enter into an early entry License Agreement with the BRA for the purpose of cleaning the vacant structure at 1900 Washington Street.

YouthBuild agrees that all the work performed by YouthBuild under the License Agreement to stabilize the structure shall be at its sole cost and expense without liability to the BRA. In order to proceed with the cleaning of the building, YouthBuild needs three (3) dumpsters and shoring materials from the BRA. The internal cost to the BRA for the dumpsters and shoring materials will not exceed a total cost of \$1,850. Also the BRA shall not be obligated to reimburse YouthBuild, its employees, agents, contractors and/or sub-contractors for any funds expended for the basic cleaning out and shoring up of the building.

Total development cost has been estimated at \$500,000 over a two year period.

Should the BRA tentatively designate YouthBuild for these two parcels, they will submit final working drawings for the project which will conform the BRA's Standards and Guidelines and with the South End Urban Renewal Plan.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the Resolution of the Boston Redevelopment Authority, March 26, 1992 re: Tentative Designation of Redeveloper of 1900 Washington Street and 1886 Washington Street in the South End Urban Renewal Area, Project No. Mass. R-56.

UNITED SOUTH END SETTLEMENTS
Harriet Tubman House

Frieda Garcia
Executive Director

566 Columbus Avenue
Boston, MA 02118
(617) 536-8610

February 10, 1992

Jackie Gelb
Youth Build
10 Putnam St.
Roxbury, MA 02119

REC'D FEB 12 1992

Dear Ms. Gelb:

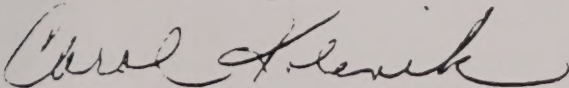
My name is Carol Kolenik and I am the coordinator of the Literacy Volunteer Program at The United South End Settlements (The Harriet Tubman House). I am writing to express my ardent support for Youth Build.

I read an article in the South End News about the Youth Build program. This is one of the most realistic approaches to dealing with the lack of marketable job skills in the community I have heard of to date.

I have seen a dramatic rise in the number of 19-24 males that are determined to get their GED. These students are very concerned about what opportunities will be available to them once they receive their GED. Youth Build is offering the most comprehensive and practical solution to this situation. People need hands-on training by professionals and the chance to earn a decent living.

I fully support Youth Build and I am in favor of using the building located at 1900 Washington Street in Roxbury as their headquarters and living space.

Most Sincerely,



Carol Kolenik
USES Literacy Volunteer Program Coordinator

EMMANUEL HOUSE

11 NEWCOMB STREET

BOSTON, MA 02118

February 3, 1992

Ms. Jackie Gelb
Youth Build Inc.
10 Putnam Street
Roxbury, MA. 02119

Dear Ms. Gelb:

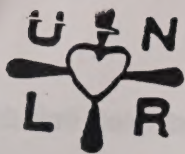
Emmanuel House gives its support to Youth Build for the acquisition of the property at 1900 Washington Street in the South End.

As Emmanuel House is located directly behind the 1900 block of Washington Street we are interested in the property being used for the good of the Community.

Sincerely,

Sister Mary Helena Sproul, S.M.

Sister Mary Helena Sproul, SA
Director, Emmanuel House



UNITED NEIGHBORS OF LOWER ROXBURY,
Community Center, 90 Windsor Street, Boston, Massachusetts

February 26, 1992

Robert McGilvray
Boston Redevelopment Authority
1 City Hall Square
Boston, Massachusetts 02201

Dear Mr. McGilvray:

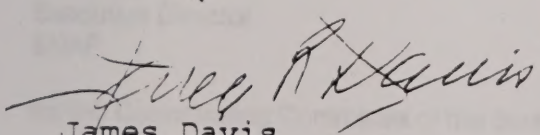
The Board of Directors of the United Neighbors of Lower Roxbury fully support Youthbuild Boston's efforts to rehabilitate 1900 Washington Street and 1886 Washington Street in the South End/Lower Roxbury neighborhood.

YouthBuild is a positive program that enables the youth to learn a trade and earn a high school equivalency diploma. United Neighbors view this program as a model which combines education and leadership for the youth of Boston.

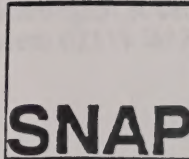
We are looking forward to working with Youthbuild because we believe that their program will enhance the quality of life for the youth and the community.

As a group who respects and represents stability in a constantly changing community, Youthbuild has earned the support of the United Neighbors of Lower Roxbury.

Sincerely,


James Davis
United Neighbors of Lower Roxbury

South End Neighborhood Action Program



554 Columbus Avenue Boston MA 02118-1116

Phone: (617) 267-7400 Fax: (617) 536-8678

South End Neighborhood Service Center of 

February 14, 1992

Mr. Clarence Jones
Chairman
BRA Board of Directors
One City Hall Square
Boston MA 02201



The Coordinating Committee of the South End/Lower Roxbury Housing and Planning Coalition has reviewed the proposal of YouthBuild Boston, Inc to develop two SENHI parcels at 1900 Washington Street for usage in its program for training for youth.

We find that the proposal meets community standards and we are essentially supportive of the usage of training low income youth in the construction trades. We would encourage YouthBuild Boston, Inc to develop work projects in the South End/Lower Roxbury neighborhood. And we would encourage the BRA to utilize its considerable influence to effect job placement for the graduates of this program.

The Coordinating Committee, acting for the Coalition, supports tentative designation of these parcels to YouthBuild Boston, Inc.

Pat Cusick
Executive Director
SNAP

Frieda Garcia
Executive Director
USES

for the Coordinating Committee of the South End/Lower Roxbury Housing and Planning Coalition



Roxbury Neighborhood Council

2406 Washington Street
Roxbury, Massachusetts 02119 (617) 427-4065

9 March 1992

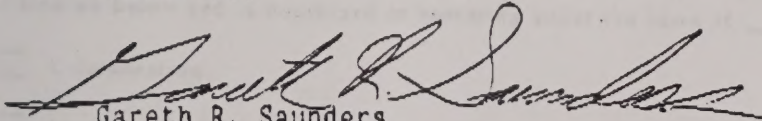
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA 02210

Dear Chairman:

YOUTHBUILD Boston made a presentation to the Roxbury Neighborhood Council (RNC) on 11 February 1992 seeking tentative designation for a five story building located at 1900 Washington Street and a 5,000 square foot vacant parcel of land.

The RNC voted to APPROVE and SUPPORT this request.

Thank You,


Gareth R. Saunders
Chair
Roxbury Neighborhood Council

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

Form Approved
OMB No. 4210-0047

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: YouthBuild Boston, Inc.
b. Address and ZIP Code of Redeveloper: 10 Putnam Street, Roxbury, MA 02119
c. IRS Number of Redeveloper: 22-3043333

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is Lower Roxbury

(Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston, State of Massachusetts
is described as follows²

1900 Washington Street parcel SE-13
1886 Washington Street parcel RR-32

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

- ☒ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form HUD-9004
OMB No. 25A-0047

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

See attached list of Board of Directors

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper);

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 2512-0087

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 194,000*
- b. Cost per dwelling unit of any residential redevelopment. \$ 24,250
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

*Pro-rated on square foot basis of total development cost

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
SRO	\$200.00	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Electric, Heat, Hot water and Parking included

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

(I/We) Jackie Gelb

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 10/15/91

Dated: _____

Signature

Signature

Executive Director

Title

Title

10 Putnam St Roxbury 02119

Address and ZIP Code

Address and ZIP Code

If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

²Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 5210-0087

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

YouthBuild Boston INC.

b. Address and ZIP Code of Redeveloper:

10 Putnam Street Roxbury, MA 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Lower Roxbury

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston

is described as follows:

State of Massachusetts

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of June 30, 1991, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Lucille Dube, L&J Accounting Services
P.O. Box 5327, Wayland, MA 01778

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land: see attached proformas

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

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6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE
\$

MORTGAGES OR LIENS
\$

7. Names and addresses of bank references:

Bank of Boston, Roxbury Branch

Mr. Barber

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

(If Yes, give date, place, and under what name.)

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

(If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.)

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: see proposal

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PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

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- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work.

See attached resume for David Lopes

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

n/a

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

YouthBuild Boston
10 Putnam Street
Roxbury, MA 02119

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 20,000

General description of such work:

Moderate rehabilitation of a three story wood frame house.

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

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c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

Archdiocese of Boston 47 Thorndike St.

\$ 114,000

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

see attached proposal

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?
- If Yes, explain.
- ☐ YES ☒ NO

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?
- If Yes, explain.
- ☐ YES ☒ NO

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 1a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I, Jackie Gelb

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: 10/15/91

Dated: _____

Jackie Gelb
Signature

Signature

Executive Director

Title

Title

10 Putnam St Roxbury, MA

Address and ZIP Code

02119

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department.